031.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,299,000	/	1,299,000
USE VALUE:	1,299,000	/	1,299,000
ASSESSED:	1,299,000	/	1,299,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PYLE SERENA
Owner 2:	PYLE STEPHEN G JR
Owner 3:	
Street 1:	7 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDRY YVETTE -
Owner 2:	-
Street 1:	7 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,675 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Vinyl Exterior and 6840 Square Feet, with 5 Units, 5 Baths, 1 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6675.000	802,800		496,200	1,299,000
Total Card	0.153	802,800		496,200	1,299,000
Total Parcel	0.153	802,800		496,200	1,299,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 189.92 | /Parcel: 189.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21274
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2553!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	760,900	0	6,675.	496,200	1,257,100	1,257,100	Year End Roll	12/18/2019
2019	111	FV	678,200	0	6,675.	527,200	1,205,400	1,205,400	Year End Roll	1/3/2019
2018	111	FV	678,200	0	6,675.	384,600	1,062,800	1,062,800	Year End Roll	12/20/2017
2017	111	FV	635,700	0	6,675.	334,900	970,600	970,600	Year End Roll	1/3/2017
2016	111	FV	635,700	0	6,675.	285,300	921,000	921,000	Year End	1/4/2016
2015	111	FV	572,000	0	6,675.	279,100	851,100	851,100	Year End Roll	12/11/2014
2014	111	FV	572,000	0	6,675.	229,500	801,500	801,500	Year End Roll	12/16/2013
2013	111	FV	572,000	0	6,675.	218,300	790,300	790,300		12/13/2012

PRINT

Date	Time
12/10/20	17:56:42

LAST REV

Date	Time
10/18/17	15:34:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDRY YVETTE	52921-225		6/4/2009	Family	1	No	No		
LANDRY THOMAS/E	28222-254		2/25/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	21274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
2/23/2017	I & E Return	EMK	Ellen K
4/19/2016	I & E Return	EMK	Ellen K
4/7/2009	Meas/Inspect	197	PATRIOT
3/16/2000	Info At Door	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6675		Sq. Ft.	Site		0	80.	0.93	1									496,198						496,200	

Total AC/HA: 0.15324 | Total SF/SM: 6675 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 496,198 | Spl Credit | Total: 496,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	3 - 3 Story		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.85453880
Const Adj.:	0.99000001
Adj $ / SQ:	118.439
Other Features:	258000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	986187
Depreciation:	183431
Depreciated Total:	802756

COMMENTS

RENTS 2 ROOMS BMT / 2 SHOWERS, 2 TOILETS BMT / INFO FROM PWNER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	7	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	
1	4	3	
Totals			
5	16	7	

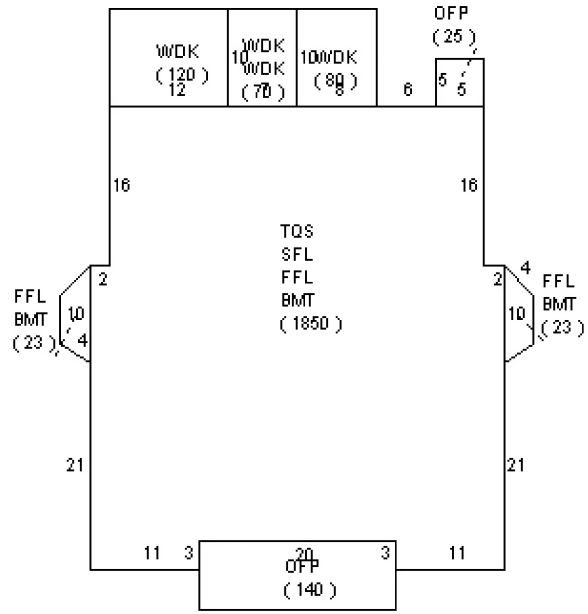
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.44
Special Features:	0	Val/Su Net:	106.54
Final Total:	802800	Val/Su SzAd	156.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,896	59.520	112,842
FFL	First Floor	1,896	118.440	224,560
SFL	Second Floor	1,850	118.440	219,112
TQS	3/4 Story	1,388	118.440	164,334
WDK	Deck	340	8.850	3,010
OFP	Open Porch	165	26.240	4,329

Net Sketched Area:	7,535			Total:	728,187
Size Ad	5133.5	Gross Are	7997	FinArea	6840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	